

M I N U T E S
SANDY CITY COUNCIL MEETING
Sandy City Hall - Council Chamber Room #211
10000 Centennial Parkway
Sandy, Utah 84070

June 7 , 2005

Meeting was commenced at 7:35 p.m.

PRESENT:

Council Members: Chairman Scott Cowdell, Vice Chairman John Winder, Bryant Anderson, Steve Fairbanks, Chris McCandless, Linda Martinez-Saville, and Dennis Tenney

Mayor: Tom Dolan

Others in Attendance: CAO Byron Jorgenson; Assistant CAO Jamie Davidson; Assistant to the CAO Ryan Mecham; Management Analysts to the Administration Korbin Lee; Director of Human Resources & Management Services Brian Kelley; City Attorney Walter Miller; Community Development Director Mike Coulam; Public Utilities Director Shane Pace; Public Works Director Rick Smith; Economic Development Director Randy Sant; Deputy to the Mayor John Hiskey; Police Chief Stephen Chapman; Parks & Recreation Director Nancy Shay; Administrative Services Director Art Hunter; Deputy Director Administrative Services Scott Bond; Council Office Director Phil Glenn; Council Office Executive Secretary Pam Lehman

1. **OPENING REMARKS/PLEDGE/PRAYER:**

The Prayer was given by **Alex Peterson** of Troop #1613, and the Pledge was lead by **Zach Willis** also of Troop #1613.

2. **SPECIAL PRESENTATION(S): JORDAN HIGH SCHOOL BOYS SOCCER STATE 5A CHAMPIONS**

Chairman Scott Cowdell, along with **Mayor Tom Dolan**, read and presented resolutions of commendation to the Jordan High School Boys Soccer Team and Coaches for winning the State 5A Championship. Mr. Cowdell invited Coach Shane Herrin to introduce the team members who were present to accept their resolutions. They were as follows: Devin Heren [M.V.P.], Travis Rogers, Dallas Sudbury, Moroni Ereckson, Devon Oakason, Trevor Fabor, Bret Cracroft, Clay Soelburg, Patrick Russenbara, Kyle Schmidt, and Cameron George.

3. **CITIZEN(S) COMMENTS:**

a. There were no citizen comments

COUNCIL ITEMS:

4. **Increasing Appropriations within the Capital Projects Fund [\$937,440]**

Resolution #05-40 C - increasing total appropriations within the Capital Projects Fund.

DISCUSSION: **Administrative Services Director Art Hunter** explained that the resolutions listed on the Agenda [items #4-15] were adjustments to the current Fiscal Year budget from 2004-05. He also noted that those resolutions listed in items #16-19 were for the new Fiscal Year Budget 2006. Item #20 on the Agenda would address adjustments to the Impact Fee Schedule.

MOTION: **Steve Fairbanks** made the motion to adopt Resolution #05-40 C, increasing total appropriations within the Capital Projects Fund.

SECOND: **John Winder**

VOTE: **Fairbanks- Yes, Winder-Yes, McCandless-Yes, Tenney- Yes, Saville- Yes, Anderson-Yes, Cowdell -Yes**

MOTION PASSED: All in Favor

5. **Increasing Appropriations within the Capital Projects Fund [\$24,500]**

Resolution #05-41 C - increasing total appropriations within the Capital Projects Fund.

MOTION: **Dennis Tenney** made the motion to adopt Resolution #05-41 C, increasing appropriations within the Capital Projects Fund.

SECOND: **Steve Fairbanks**

VOTE: **Tenney- Yes, Fairbanks- Yes, Winder- Yes, McCandless- Yes, Saville- Yes, Anderson-Yes,**

Cowdell - Yes

MOTION PASSED: All in Favor

6. **Increasing Total Appropriations within the Debt Service Funds [\$138,225]**
Resolution #05-42 C - increasing total appropriations within the Debt Service Funds.

MOTION: **Steve Fairbanks** made the motion to adopt Resolution #05-42 C, increasing total appropriations within the Debt Service Funds.

SECOND: **Dennis Tenney**

VOTE: **Fairbanks - Yes, Tenney- Yes, McCandless- Yes, Winder- Yes, Anderson-Yes, Saville-Yes, Cowdell -Yes**

MOTION PASSED: All in Favor

7. **Increasing Total Appropriations within the Capital Projects Fund [\$138,225]**
Resolution #05-43 C - increasing total appropriations within the Capital Projects Fund.

MOTION: **Chris McCandless** made the motion to adopt Resolution #05-43 C, increasing total appropriations within the Capital Projects Fund.

SECOND: **Dennis Tenney**

VOTE: **McCandless-Yes, Tenney-Yes, Winder- Yes, Fairbanks- Yes, Saville- Yes, Anderson-Yes, Cowdell - Yes**

MOTION PASSED: All in Favor

8. **Increasing Total Appropriations within the Payroll Management Fund [\$85,222]**
Resolution #05-44 C - increasing the total appropriations within the Payroll Management Fund.

MOTION: **John Winder** made the motion to adopt Resolution #05-44 C, increasing the total appropriations within the Payroll Management Fund.

SECOND: **Linda Saville**

VOTE: **Winder- Yes, Saville- Yes, Anderson - Yes, Tenney- Yes, McCandless- Yes, Fairbanks- Yes, Cowdell- Yes**

MOTION PASSED: All in Favor

9. **Increasing Total Appropriations within the Fleet Management Fund [\$119,000]**
Resolution #05-45 C - increasing total appropriations within the Fleet Management Fund.

MOTION: **Bryant Anderson** made the motion to adopt Resolution #05-45 C, increasing total appropriations within the Fleet Management Fund.

SECOND: **Dennis Tenney**

VOTE: **Anderson - Yes, Tenney- Yes, Saville -Yes, McCandless- Yes, Winder- Yes, Fairbanks- Yes, Cowdell Yes**

MOTION PASSED: All in Favor

10. **Increasing Total Appropriations within the Risk Management Fund [\$41,000]**
Resolution #05-46 C - increasing total appropriations within the Risk Management Fund.

MOTION: **Chris McCandless** made the motion to adopt Resolution #05-46 C, increasing total appropriations within the Risk Management Fund.

SECOND: **Dennis Tenney**

VOTE: **McCandless - Yes, Tenney- Yes, Winder- Yes, Fairbanks- Yes, Saville- Yes, Anderson-Yes, Cowdell - Yes**

MOTION PASSED: All in Favor

11. **Increasing Total Appropriations within the Fleet Management Fund [\$20,000]**
Resolution #05-47 C - increasing total appropriations within the Fleet Management Fund.

MOTION: Steve Fairbanks made the motion to adopt Resolution #05-47 C, increasing total appropriations within the Fleet Management Fund.
SECOND: Chris McCandless
VOTE: Fairbanks - Yes, McCandless - Yes, Tenney- Yes, Winder- Yes, Saville- Yes, Anderson-Yes, Cowdell -Yes
MOTION PASSED: All in Favor

12. **Increasing Total Appropriations within the General Trust Fund [\$300.00]**
Resolution #05-48 C - increasing total appropriations within the General Trust Fund.

MOTION: Dennis Tenney made the motion to adopt Resolution #05-48 C, increasing total appropriations within the General Trust Fund.
SECOND: Linda Saville
VOTE: Tenney- Yes, Saville - Yes, McCandless- Yes, Anderson-Yes, Winder- Yes, Fairbanks- Yes, Cowdell - Yes.
MOTION PASSED: All in Favor

13. **Increasing Total Appropriations within the Amphitheater Fund [\$108,781]**
Resolution #05-49 C - increasing total appropriations within the Amphitheater Fund.

MOTION: Dennis Tenney made the motion to adopt Resolution #05-49 C, increasing total appropriations within the Amphitheater Fund.
SECOND: Chris McCandless
VOTE: Tenney- Yes, McCandless- Yes, Winder- Yes, Fairbanks- Yes, Saville- Yes, Anderson-Yes, Cowdell - Yes
MOTION PASSED: All in Favor

14. **Increasing Total Appropriations within the Recreation Fund [\$36,000]**
Resolution #05-50 C - increasing total appropriations within the Recreation Fund.

MOTION: Bryant Anderson made the motion to adopt Resolution #05-50 C, increasing total appropriations within the Recreation Fund.
SECOND: John Winder
VOTE: Anderson - Yes, Winder - Yes, Fairbanks - Yes, Saville- Yes, Tenney- Yes, McCandless- Yes, Cowdell - Yes
MOTION PASSED: All in Favor

15. **Increasing Total Appropriations within the Alta Canyon Sports Center Fund [\$10,000]**
Resolution #05-51 C - increasing total appropriations within the Alta Canyon Sports Center Fund.

MOTION: Linda Saville made the motion to adopt Resolution #05-51 C, increasing total appropriations within the Alta Canyon Sports Center Fund.
SECOND: Steve Fairbanks
VOTE: Saville - Yes, Fairbanks - Yes, Anderson - Yes, Winder - Yes, McCandless - Yes, Tenney- Yes, Cowdell - Yes
MOTION PASSED

16. **Adopting the Sandy City Annual Budget for Fiscal Year Commencing July 1, 2005 and Ending June 30, 2006**

Resolution #05-52 C - a resolution of Sandy City adopting its annual budget for the Fiscal Year commencing July 1, 2005 and ending June 30, 2006; also establishing certain fees and charges in Sandy City for said fiscal year and adopting a tax rate on all real and personal property in Sandy City.

MOTION: Dennis Tenney made the motion to adopt Resolution #05-52 C, a resolution of Sandy City adopting its annual budget for the Fiscal Year commencing July 1, 2005 and ending June 30, 2006; also establishing certain fees and charges in Sandy City for said fiscal year and adopting a tax rate

on all real and personal property in Sandy City.
SECOND: Linda Saville
VOTE: Tenney- Yes, Saville - Yes, McCandless - Yes, Anderson - Yes, Winder- Yes, Fairbanks- Yes, Cowdell - Yes
MOTION PASSED: All in Favor

Art Hunter reported, for the record, that the Homeland Security Grant was included as part of the amendments to the Budget, since the grant was received after the previous Budget had been adopted. [Adjustments to the Budget are outlined on Page 21 of the Tentative Budget Book]. The adoption of Resolution #05 - 52 C would include the increases and adjustments for the Homeland Security Grant.

#2MOTION: Dennis Tenney made the motion that the record include the recommended changes to the Fiscal Year Tentative Budget as outlined on page #21 of the Tentative Budget.
SECOND: Bryant Anderson
VOTE: The Council responded verbally in the affirmative to the motion.

Mr. Winder asked when the current tax rate for real and personal property would be issued to the City.

Art Hunter noted that the County submits the certified tax rate to the City no later than June 15th. Once the fee is received from the County, Mr. Hunter is then authorized to set the tax rate on all real and personal property.

17. **Adopting Sandy City's Capital Projects Funds Budget for Fiscal Year beginning July 1, 2005 and ending June 30, 2006**
Resolution #05-53 C - a resolution of Sandy City adopting its annual Capital Projects Funds Budget for the Fiscal Year commencing July 1, 2005 and ending June 30, 2006.

MOTION: Steve Fairbanks made the motion to adopt Resolution #05-53 C, a resolution of Sandy City adopting its annual Capital Projects Funds Budget for the Fiscal Year commencing July 1, 2005 and ending June 30, 2006.
SECOND: Dennis Tenney
VOTE: Fairbanks - Yes, Tenney - Yes, Saville - Yes, McCandless- Yes, Anderson - Yes, Winder- Yes, Cowdell -Yes
MOTION PASSED: All in Favor

18. **Adopting Sandy City's Annual Water Fund Budget for Fiscal Year beginning July 1, 2005 and ending June 30, 2006**
Resolution #05-54 C - a resolution of Sandy City adopting its annual Water Fund Budget for Fiscal Year commencing July 1, 2005 and ending June 30, 2006.

MOTION: Dennis Tenney made the motion to adopt Resolution #05-54 C, a resolution of Sandy City adopting its annual Water Fund Budget for Fiscal Year commencing July 1, 2005 and ending June 30, 2006.
SECOND: Linda Saville
VOTE: Tenney- Yes, Saville - Yes, Anderson - Yes, McCandless- Yes, Winder- Yes, Fairbanks- Yes, Cowdell - Yes
MOTION PASSED: All in Favor

19. **Adopting Alta Canyon Recreation Special Service District Budget for Fiscal Year beginning July 1, 2005 and ending June 30, 2006**
Resolution #05-55 C - a resolution of the Alta Canyon Recreation Special Service District adopting its annual budget for the fiscal year commencing July 1, 2005 and ending June 30, 2006; adopting a tax rate on all real and personal property in Sandy City.

MOTION: Bryant Anderson made the motion to adopt Resolution #05-55 C, a resolution of the Alta Canyon Recreation Special Service District adopting its annual budget for the fiscal year commencing July 1, 2005 and ending June 30, 2006; adopting a tax rate on all real and personal property in Sandy City and the District.

SECOND: Dennis Tenney
VOTE: Anderson - Yes, Tenney - Yes, Saville - Yes, Winder - Yes, McCandless- Yes, Fairbanks-Yes, Cowdell - Yes
MOTION PASSED: All in Favor

20. **Amending the Tentative Sandy City Fee Schedule for Fiscal Year 2006**
Resolution #05-58 C - amending the Tentative Sandy City Fee Schedule for Fiscal Year 2006.

DISCUSSION: Assistant to the CAO Ryan Mecham reported that Councilman Fairbanks had requested that language be included as part of the Impact Fee Resolution, that would allow the City Council to make inflationary adjustments to the impact fees on an annual basis, so that these fees do not need to be raised so severely after not being addressed for several years. The purpose of the language would provide a mechanism for the Council, allowing them to raise the maximum impact fee levels according to inflation.

Beginning July 1, 2006, the City would commence an annual impact fee update for the water, drainage, parks trails, fire, and police impact fees. On July 1st of each year thereafter, unless the City has otherwise updated the impact fees during the preceding year, the City would implement adjustments to the impact fee rates based upon the change in the construction costs index, which is prepared by the Engineering News Record, during the most recent 12-month period. [Ref: Exhibit "A"]

John Winder asked if the Fire Fee, which is being paid for over a five year period, included the proposed inflation increase.

Ryan Mecham indicated that it did not include the proposed inflation increase.

John Winder asked if the Council needed to vote to approve the proposed inflation costs to the impact fees.

Phil Glenn reported that the language presented to the Council was for discussion and evaluation, and that it would not be necessary to implement the proposed language at this time. This proposal could be implemented down the road when amendments are made to the budget. This proposal would only apply to revenue that is generated in future years.

John Winder requested that the City pursue input from other consulting firms on the construction costs index prior to the implementation of inflationary cost indexing to the impact fees.

Chris McCandless asked if it was necessary to expedite water and drainage projects in order to facilitate the potential growth projected for the future.

Shane Pace reported that funds collected from the impact fees are applied to the various projects listed in the Master Plan Impact Fee Study. This, for example, would allow funding to be made available from the Storm Water Utility Fee to use on other projects.

Mayor Dolan noted that the Legislature addressed this issue at great lengths to determine who should be responsible for paying for impacts of new growth. The current budget system of any City does not provide the necessary funding to pay for all of the Capital Improvements that are planned. Money is set aside each year from impact fees and through growth and sales tax.

Nancy Shay noted that she was excited to see the inflation factor implemented. Impact fees are nominal and are used to help put a dent in the actual costs of Capital Improvements listed in the Master Plan. Completion of these projects will take years since funding costs are quite exorbitant.

Dennis Tenney asked if the adoption of the Impact Fee schedule would include the inflation factors.

Art Hunter stated "no", and indicated that this would take place at a later time.

Motion: Dennis Tenney made the motion to adopt Resolution 05-58 C, amending the Tentative Sandy City Fee Schedule for Fiscal Year 2006 as recommended by Staff.

Second: Bryant Anderson
Vote: Tenney- Yes, Anderson-Yes, Winder- Yes, Fairbanks-Yes, Saville-Yes, McCandless-Yes, Cowdell-Yes.

Motion Approved: Unanimous

** At 8:25 p.m. , **Dennis Tenney** made the motion, seconded by **John Winder**, to recess City Council Meeting and convene into a Sandy Redevelopment Agency Meeting. (See Separate Minutes)

** At 8:27 p.m., **Steve Fairbanks** made the motion, seconded by **Dennis Tenney**, to adjourn the Sandy Redevelopment Agency Meeting and reconvene into the Sandy City Council Meeting.

Council Meeting Reconvened

MINUTES:

21. Approving the **May 17, 2005** City Council Meeting Minutes.

MOTION: **Dennis Tenney** made the motion to adopt the **May 17, 2005** City Council Meeting Minutes as amended.

SECOND: **Steve Fairbanks**

VOTE: **The Council voted unanimously in the affirmative to the motion.**

MOTION APPROVED

22. **MAYOR'S REPORT:**

a. **Mayor Dolan** reported on the recent International Shopping Convention that was attended by members of the Administration and Council. He stated that "it was the best convention yet". He reported that four major retailers are looking to locate in the Union Heights Center. He noted that Sandy City is in an "enviable" place in the Country, since many cities are still struggling to find a substantial retail base for their cities.

b. **Mayor Dolan** reported that negotiations are moving forward on the proposed soccer stadium.

23. **CAO'S REPORT:**

a. No Report was given.

24. **COUNCIL OFFICE DIRECTOR'S REPORT:**

a. **Phil Glenn** presented a monthly calendar to the Council members. He presented a handout on the proposed Metropolitan Water District's Staffing and Budget increase issues. He reported that Shane Pace, Byron Jorgenson, and himself would be taking a conference call with Metropolitan Water Board Member Patricia Comarell on developing an R.F.P. He asked the Council to please inform Mr. Glenn if they have any questions they would like addressed during the conference call.

Mayor Dolan felt that if Metropolitan Water raises taxes, this could be the "straw that breaks the camels back". Mayor Dolan did not believe Metropolitan's current budget proposals would be received well by the Legislature.

25. **OTHER COUNCIL BUSINESS:**

a. **John Winder** requested that the following items be placed on the follow-up list: a discussion on innovative solutions for bulk waste, and ideas for a "soft handed approach" taken when enforcing the Neighborhood Preservation Ordinance. Mr. Winder also suggested implementing a sub-district to the Historic Sandy Master Plan to address the special housing needs in this area.

Mike Coualm indicated that the Council would be touring Historic Sandy within the next few weeks to discuss some of the housing issues. He stated that Mr. Winder's suggestion could be addressed as part of the Historic Sandy Master Plan.

b. **Bryant Anderson** reported that Sandy City received the "lion's share " of funding from UDOT for Region 2 road projects. He reported that funding was procured for the 114th South State Street Intersection, to be completed in 2005, the 114th South I-15 Interchange, and the State Street at 106th South to 90th South road widening project, which will begin in 2006.

- c. **Mr. Anderson** reported that efforts are underway to eliminate chronic homelessness throughout the State.
- d. **Mr. Anderson** stated that he believes Sandy City can offer the best demographics for locating a Soccer Stadium compared to the other proposed locations.
- e. **Mr. Anderson** would like to work with the Utah League of Cities and Towns [ULCT] in collecting positive stories regarding RDA's in Cities around the State. Mr. Anderson noted that during the last Legislative Session, only negative stories were heard. He noted that Murray City Mayor Snarr, has one of the best examples where RDA funding was utilized to help develop the Midvale tailings site. **Mr. Anderson** also asked for a report on the Legislative Tax Committee meeting.

John Hiskey reported that Economic Development Director Randy Sant, along with Ryan Mecham, are working with the ULCT to obtain examples from other cities on how RDA's have worked effectively in their communities. Mr. Hiskey reported that the Tax Reform Committee would be meeting all day tomorrow to address taxing issues, i.e. property tax, income tax, sales tax, and the distribution formula.

- g. **Steve Fairbanks** requested that Economic Development Director Randy Sandy provide updates on economic development occurring in communities surrounding Sandy City.

Randy Sant reported that a section could be added to the bi-monthly report generated from the Economic Development Department.

- h. **John Winder** asked for an update on an issue that was addressed during citizen comments by a Mr. Richie on noise generated from delivery trucks at the Albertson's Shopping Center on 94th South 20th East.

Byron Jorgenson noted that he would ask Chief Chapman to report to the Council on this issue at their next meeting.

- i. **Chris McCandless** reported that he discussed a proposal with Public Utilities Director Shane Pace to place a conservation easement prohibiting any future development near the Bell Canyon Reservoir. **Shane Pace** noted that he discussed this issue with the County, and would bring back a proposal at a later date for the Council to discuss. This item was placed on the Council's follow-up list.

At approximately 8:45 p.m., **Steve Fairbanks** made a motion to **adjourn** Council Meeting, motion seconded by **Dennis Tenney**.

The content of the minutes is not intended, nor are they submitted, as a **verbatim transcription** of the meeting. These minutes are a **brief overview** of what occurred at the meeting.

Scott L. Cowdell
Council Chairman
xm070705.MIN

Pam Lehman
Council Office Executive Secretary